

TO: City Historic Preservation Commission

FROM: Rose E. Brown, Planning Coordinator
Community Development Department

RE: CASE #HP-16-005

DATE: February 24, 2016

APPLICANT: Stephanie Smith
521 South Main Street, Council Bluffs, IA 51501

OWNER: Haymarket Rentals LLC
26 Indian Hills Road, Council Bluffs, IA 51503

REQUEST: Historic preservation design review, relative to signage, at 521 South Main Street located in the Haymarket Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from Stephanie Smith for historic preservation design review relative to signage at 521 S. Main Street, located in the Haymarket Historic District (see Attachment 'A'). The subject property is one of three storefronts that comprise the historic Brown-Kelley Building. All proposed signage associated with buildings/structures within the Haymarket Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant proposes to place the following window signs on the subject property (see Attachments B and C):

1. Left window: vinyl window sign (no background); and
2. Right window: vinyl window sign (no background).

Note: The proposed window signs are classified as "exempt" as per Section 15.33.080, Exempt Signs, of the Council Bluffs Zoning Ordinance. The proposed signs will not require a separate sign permit if granted historic preservation design approval by the HPC.

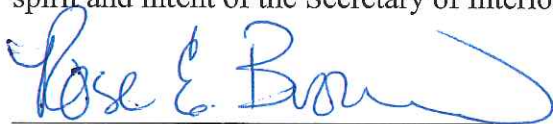
All City Departments and local utility providers were notified of the proposed historic preservation design review request. No adverse comments regarding the proposed signage have been received.

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *No change to the historic use of the property is proposed with this request. The proposed signs are for a new business at 521 South Main Street which has historically been utilized for commercial purposes.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *All proposed signs will be located on the interior storefront windows and will not change or alter the historic character of the subject property. No distinctive materials or alterations of features, spaces or spatial relationship are proposed with this request.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Not applicable.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The proposed request is for interior signage. No permanent architectural modifications to the building's exterior facade design and/or materials are proposed with this request.*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *Not applicable.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review at 521 South Main Street, relative to signage, and issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation'.



Rose E. Brown, AICP
Planning Coordinator



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ATTACHMENT A



Kara Johansen 402.660.1015

Stephanie Smith 712.308.1163